

PLACE IDENTIFICATION FORM

ADDRESS

34 Lisson Grove

TITLE

"Intra" or "Cintra"

EXISTING DESIGNATION

HBR [] GBR [] AHC [] NT [] VAS []

STREETSCAPE LEVEL

1 [] 2 [] 3 [X]

SIGNIFICANT [] SIGNIFICANT [X]

STREET TREES KERB & GUTTERS

GRADING

A [] B [X] C [] D [] E []

KEYNOTE BUILDING []

RECOMMENDED FOR

HBR/GBR [] AHC [X] URBAN CONSERVATION AREA []

VAS [] PLANNING SCHEME PROTECTION [X]

CULTURAL LANDSCAPE [] OTHER []

SURVEY DATE Oct. 91.

NEG FILE 27.08.09

Title

Vol.

Fol.

THEME

- [] Early Settlement
 [] Mansions
 [X] Victorian Garden Suburb
 [] Municipal dev.
 [] 1870s growth
 [X] Garden villas
 [] Working enclaves
 [] Commercial Centres
 [] Edwardian Prosperity
 [] Interwar Housing
 [] Flats and Offices

CONSTRUCTION DETAILS

Date 1891-1892

Architect Reed, Smart and

Builder Tappin.

Elements -

House, garden



- [] Contributing garden [] Original or early hard landscape layout
 [] Landmark tree [] Original or early fence

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good [X]
 Fair []
 Poor []

CONDITION Good [X]
 Fair []
 Poor []

CROSS REFERENCED INFORMATION

Associated significant garden []

34 LISSON GROVE

"INTRA"

History

This brick villa with its unusual verandah was built in 1891-92 for John Trinca, a retired saw miller from the designs of Reed, Smart and Tappin, who were then working on the notable Immaculate Conception Church in Hawthorn.²⁵ During the 1890s depression years, this firm designed several major church buildings but was associated also with small domestic, commercial and factory work.²⁶ Trinca used the letters of his name, calling his villa "Intra" (or possibly "Cintra"). By the mid-1890s, Lisson Grove, where Trinca's house was located, was regarded as Hawthorn's most fashionable avenue.²⁷

Description

Substantially concealed by garden. Side entrance with porch not visible. A garden villa strongly related to its garden context, rather than to the street. The entrance to the house winds the visitor through the garden, past the front elevation, to a substantial side porch. On the front a standard bayed wing projection adjoins a cast iron verandah which returns to the porch. The walls are plainly rendered, except for the porch and chimney flue. The simple windows are paired and the roof is a straight forward hipped slate affair. The verandah is rather crudely cut off on the corner. The cast iron is standard.

Assessment

What sets this house apart from its neighbours, is the strength of the integration of garden and house in the villa design. The entrance is purposefully placed away from the entry gate to give the maximum length of garden through which to pass, and the cut off corner to the verandah orients the house away from the street. There are no new architectural devices apparent from the street (further inspection required). Parapetted porches like this one are not common. They are found at 493 Glenferrie Road of 1887/88 and 84 Kinkora Road of 1894. This building requires further inspection for comparative analysis.

Significance

Provisional

Metropolitan

1. Architecturally significant for the purposeful design of this garden villa to respond to the garden, rather than to the street.
2. Historically significant for its contribution to the gracious garden suburb precinct of Lisson Grove.

²⁵. Gwen McWilliam, Lisson Grove, Area Walk VI, Hawthorn Historical Society, 1989.

²⁶. *Bates Smart & McCutcheon. Historical Survey 1852-1972* (revised 16 July 1973), pp.8-10 Reed, whose residence "Amoe" was in Coppin Grove, died in early April 1890. The firm retained his name for the next 17 years.

²⁷. McWilliam.



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